

## 15.0 Project Implementation

### 15.1 Project delivery

Once any consent to a Concept Plan Application is obtained, it is intended by CUB to dispose of the site. However, the terms of the consent and the sale would bind successors in title to the undertakings provided by CUB in the Concept Plan Application.

### 15.2 Design excellence

The Minister and the EAP have indicated that a key objective of the development of the CUB site is the achievement of Design Excellence. Accordingly, the EAP included the following recommendations in its report dated August 2006 to the Minister:

- 15. Architectural competitions should be held for all buildings over 25 metres in height. For the two towers on Broadway the competition should include international architects.*
- 16. To ensure design quality across the whole site for all buildings and the public domain, a Design Review Panel should be established to be involved in the design development and to provide recommendations to the approval authority. The panel should also be involved in assessing the architectural competitions and in ensuring that design quality follows through to the completed works.*
- 17. A variety of architects and urban designers should be used across the site to ensure visual diversity. The selection of architects should be endorsed by the Design Review Panel.'*

The proposed draft SEPP amendment provisions requires the consent authority to consider whether development on the CUB site exhibits design excellence as a head of consideration, and specifically recognises the consent authorities discretion that a proponent may be required to undertake a design competition for development over 25 metres, consistent with the recommendation of the EAP. All details regarding the design competition process are to be addressed in guidelines prepared by the Department of Planning and approved by the Minister, similar to the approach taken for land within the Redfern Waterloo Authority Area.

It is noted that the outcome of the earlier design excellence competition for the site included a provision for the architects of the winning design of the master plan be awarded two buildings, i.e. COX/ATA joint venture and Sue Barnsley Design. These provisions are carried forward in the Statement of Commitments.

## 15.3 Subdivision & ownership

### Land Owner's Consent

The site is predominantly owned by Carlton & United Breweries (NSW) Pty Ltd. The Corporation of the City of Sydney and Energy Australia also own land within the subject site.

CUB has written both owners seeking consent as landowners to the lodgement of the Concept Plan Application. Energy Australia has granted consent by letter dated 26 July 2006, copy of which is included in **Appendix C**. Land owner's consent is required to be granted before the determination of the Concept Plan Application.

The City of Sydney has been requested to provide owner's consent to lodge the Concept Plan application, so far as it relates to a number of small areas of land to be incorporated into the main park and for traffic improvements to Kensington Street. The letter to the City of Sydney is included in **Appendix C**. Should consent not be granted, the parcel of land owned by the City will be excised from the application.

### Transfer of Ownership

CUB proposes to transfer into public ownership land comprising all the public open space of approximately 5,300 m<sup>2</sup> including the main park and Wellington Street park by way of dedication. In addition it is proposed to transfer into public ownership the internal streets (and the lanes in stratum), to the by way of dedication. All open space (other than private open space), mid block walkways and lanes is proposed to be publicly accessible. See **Figure 38** Public Domain Plan.

## 15.4 Indicative Staging

The development of the site will take place in stages over an extended period of time, expected to be between 10 to 20 years. The construction programme will be determined by market conditions. A Staging Plan has been prepared to provide an indication of the manner in which construction could be undertaken. This is identified by development Block, having regard to construction access requirements. **Figure 58** describes the proposed staging.

Notwithstanding the numerical order attached to each block and which approximates an orderly staging of the development of the site, it is noted that this is not the only possible way of staging construction. Some stages are capable of being aggregated to deliver a shorter construction programme, if required.

Accordingly the staging plan will be reviewed prior to lodgement of each Project application. At this stage it is anticipated that the demolition and decontamination works will occur progressively as the blocks are developed.

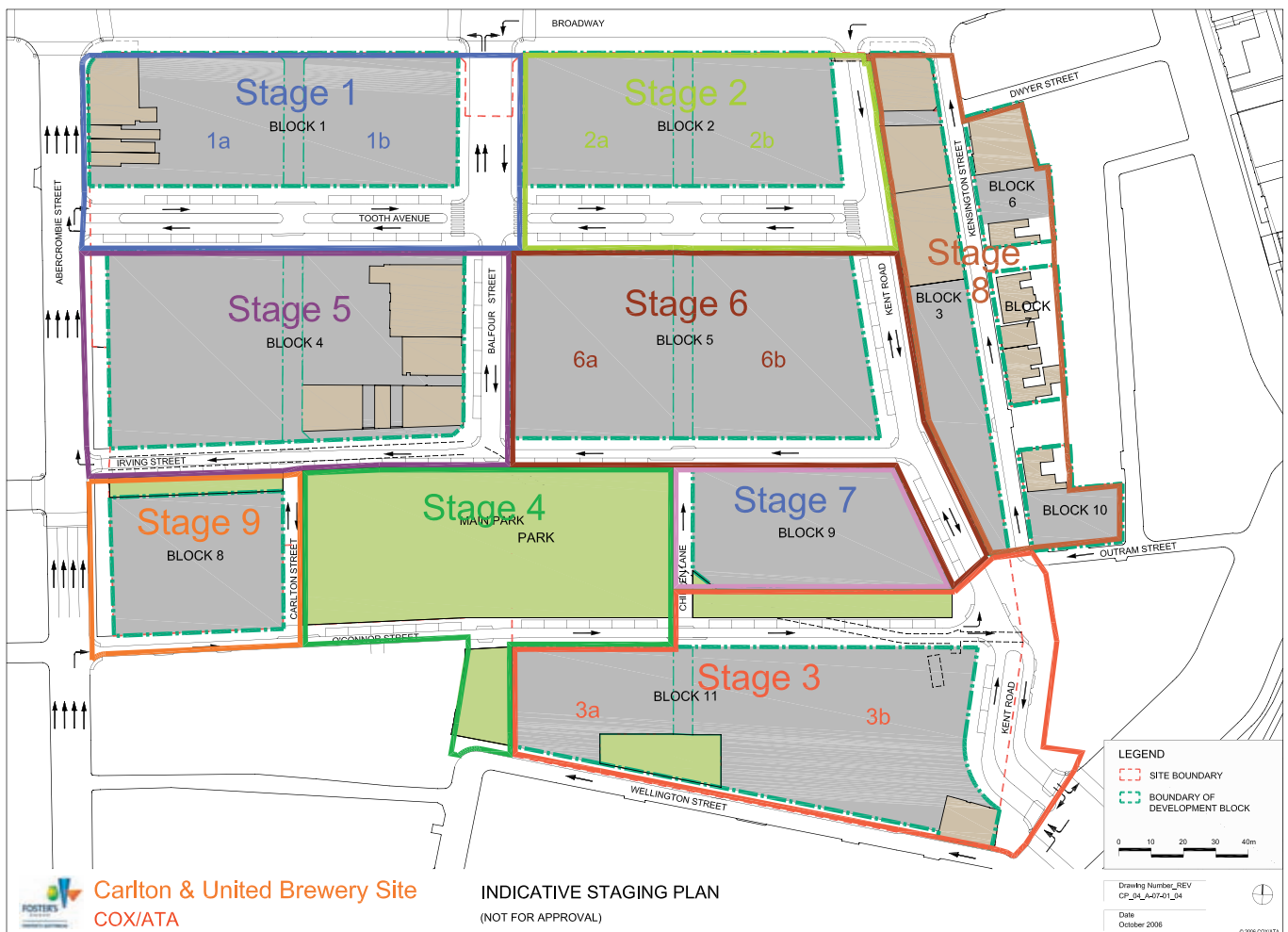


Figure 58 – Indicative Staging Plan